

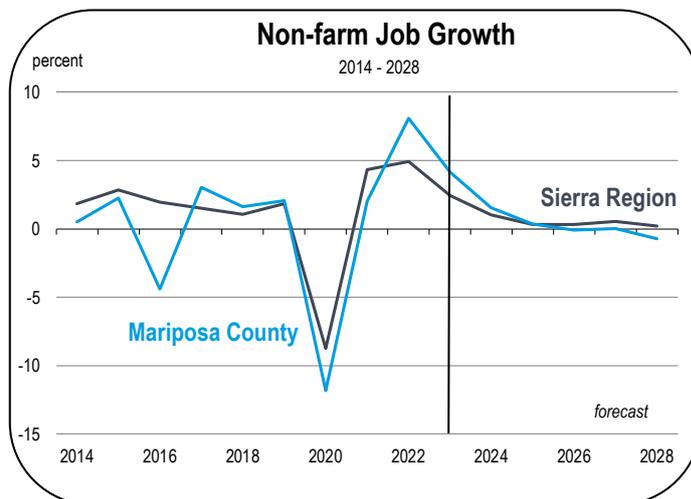
# Mariposa County Economic Forecast

## Forecast Summary

- Employment increased 8.1 percent in 2022 resulting in 410 new jobs in Mariposa County. 78 percent of these new positions were in leisure services.
- The labor market in 2023 is on pace to generate 225 new jobs, a 4.1 percent increase, which will bring total employment beyond the pre-pandemic level. The public sector will be the source of 73 percent of the new employment.
- The unemployment rate averaged 4.5 percent in 2022. It is forecast to average 5.1 percent in 2023 and 5.4 percent in 2024.
- The Mariposa County population decreased by 50 residents in 2022. It is forecast to fall by 430 between 2023-2028.
- The median home price increased by 4.9 percent in 2022 to \$419,000. Home prices will decrease 5.3 percent in 2023 and appreciate 3.3 percent in 2024 to \$409,500.
- The primary economic engine in Mariposa County is Yosemite National Park, which drew 3.7 million visitors in 2023. It is the 6th most visited national park in the country, behind the Great Smoky Mountains and Grand Canyon.

## Job Growth

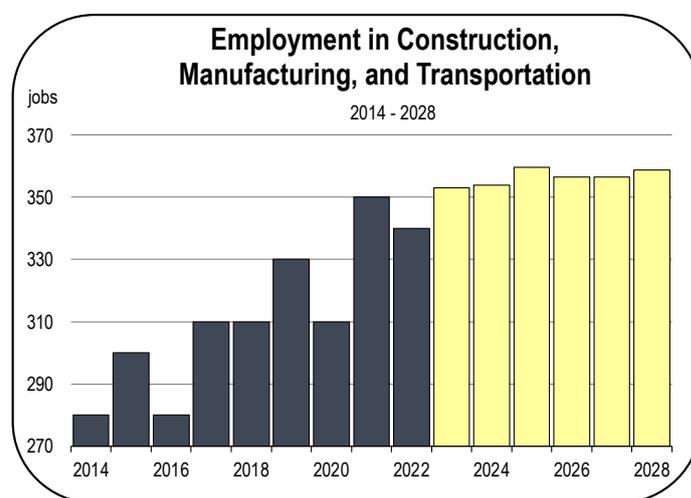
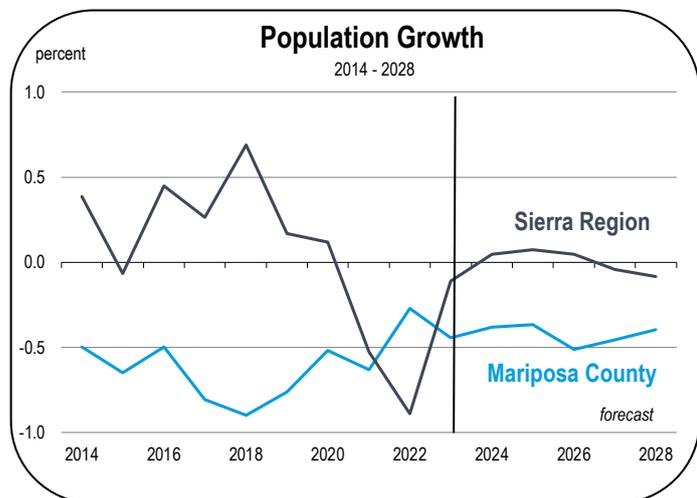
- Total employment in Mariposa County expanded by 8.1 percent in 2022 with 410 new jobs.
- Employment in 2023 is on pace to add 225 jobs, representing job growth of 4.1 percent.



- Between 2024 and 2028, employment growth will average 0.2 percent per year generating 65 new jobs overall. The largest contributor of jobs during this period will be from the professional business services sector.

## Construction, Manufacturing, Transportation and Warehousing

- Within these three sectors, total employment is approximately 350 total workers, with construction accounting for about 200 workers. The total gain in 2023 will be an estimated 10 workers, mostly in food and beverage manufacturing.
- There is very little new development in the county.



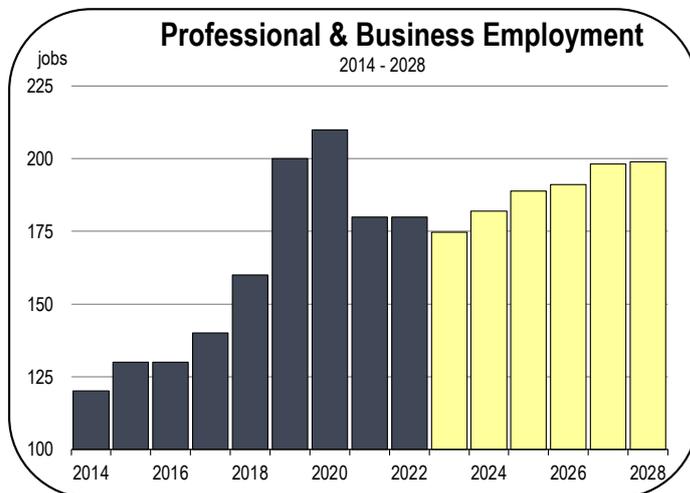
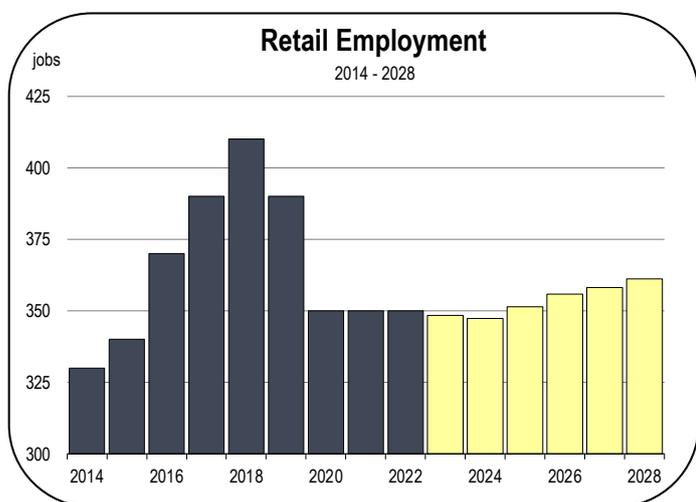
# Mariposa County Economic Forecast

## Emerging Wine Region

- Mariposa County is also a designated wine region in the Sierra Foothills.
- The Mariposa County American Viticultural Area is rarely used on wine labels; most producers opt to use the much broader but more widely recognized Sierra Foothills name instead. Alongside Zinfandel, Merlot and Cabernet Sauvignon are also grown.
- So far, there are only a few wineries that produce small amounts of boutique wine. The Mariposa Wine Alliance has been established to promote the growth of the county’s wine industry. In 2019 Mariposa County produced \$407,780 of wine grapes. The 2020 and 2021 crops were much smaller due to wildfires and smoke taint to the grapes.

## Retail Trade Employment

- Competition from online stores has led to lower levels of employment at local brick-and-mortar shops, and the transition to online shopping will lead to further consolidation of local retail jobs in 2023 and 2024.
- Most retail jobs are located near the town of Mariposa, which is among the last stops before ascending into the Sierra Nevada Mountains.
- Retail employment was stable in 2022, and some job consolidation in 2023 and 2024 will lead to a handful of lost jobs.
- During 2025-2028, retail employment is forecast to grow 1.0 percent per year resulting in 15 new jobs.



## Professional and Business Services Employment

- In Mariposa County, professional business service jobs are primarily comprised of engineering firms, IT consulting firms, environmental science companies, and building maintenance/janitorial firms.
- Employment within the professional business services industry was stable in 2022.
- In 2023, the sector will remain relatively constant in terms of total workers.
- Between 2024-2028, total employment in this industry will increase by 25 jobs, an average annual increase of 2.7 percent.

## Private Education and Healthcare Employment

- Approximately 250 or just over half of all healthcare workers in the county are employed at the John C. Fremont Hospital in Mariposa.
- In 2022, employment within the healthcare sector dipped 2.2 percent.
- The sector is on pace to contract in 2023 with the loss of 10 jobs representing negative growth of 1.4 percent.
- Mariposa County has a large number of residents who are older than 75 years. The elderly population is expected to increase necessitating in a slightly expanding workforce in the county.
- As a result, healthcare employment is expected to increase at an average annual rate of 0.6 percent resulting in 15 new jobs between 2024-2028.

# Mariposa County Economic Forecast

## Leisure and Hospitality Employment

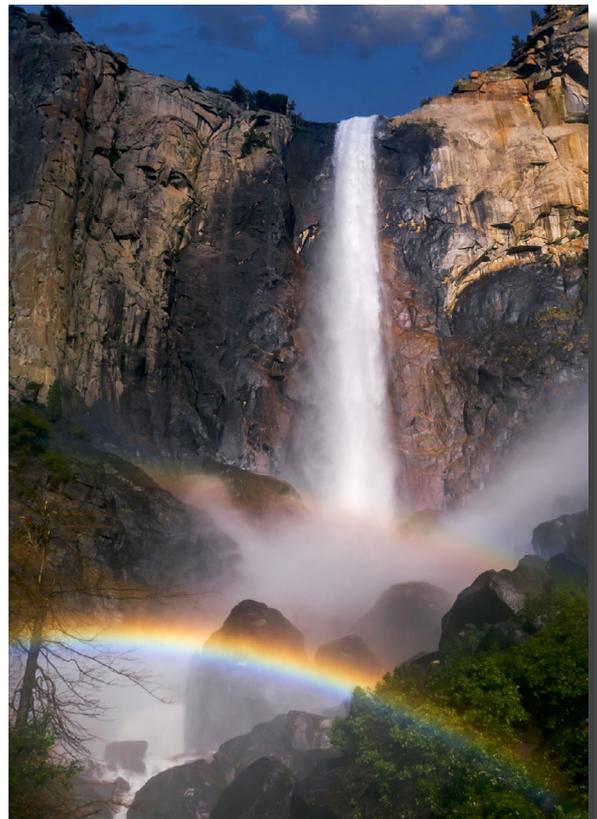
- As a result of the increased volume of visitors to Yosemite, employment within the leisure and hospitality sector surged by 22 percent in 2022, adding 320 jobs.
- In 2023, leisure services employment is on pace to expand 4.8 percent represented by 85 new positions.
- For the remainder of the forecast period, moderate employment growth of 0.2 percent per year, which will produce 20 new jobs overall, is expected.

## Yosemite National Park

- Mariposa County is known for Yosemite National Park. 3.7 million people visited Yosemite in 2022 and slightly more will visit in 2023, making it the driving economic engine for the Mariposa County economy.
- Visitor traffic to the park directly supports jobs at hotels and restaurants, and visitor spending indirectly creates jobs in retail trade and other industries. According to the Economic Impact of Travel in California, visitors to Yosemite spent \$351 million in the county during 2022.
- Famous attractions at the park include the Half Dome, Glacier Point Yosemite, Bridalveil falls, Yosemite Falls, El Capitan, Ribbon Falls, and Nevada Falls. Yosemite Falls is the tallest waterfall in North America and one of the highest falls in the world.
- Admission to the park must be made via reservation in the high season which runs from May 20 to September 20. The cost to enter the park is \$35 per vehicle for 3 days.
- There are 17 hotels with 2,100 guest rooms and 23 restaurants in Mariposa County.
- The premier lodging destination is the Tenaya Lodge, near Yosemite's South Entrance. It's a 4 star hotel in Fish Camp offering a full resort experience. During high season, a night at the lodge for two is \$406 on Booking.com.
- Brand new accommodations at Tenaya now include 50 explorer cabins located adjacent to the main lodge. Each features two bedrooms and kitchen. Cabins start at \$283 per night during the high season.
- The national park has seven major waterfalls, dozens of stunning viewpoints, giant sequoias, and many species of wildlife. The County's highest peak, Mt. Humphrey (13,986 feet), is on the Sierra crest.
- Bridalveil Falls plunges 620 feet and is the first waterfall seen when entering Yosemite Valley.

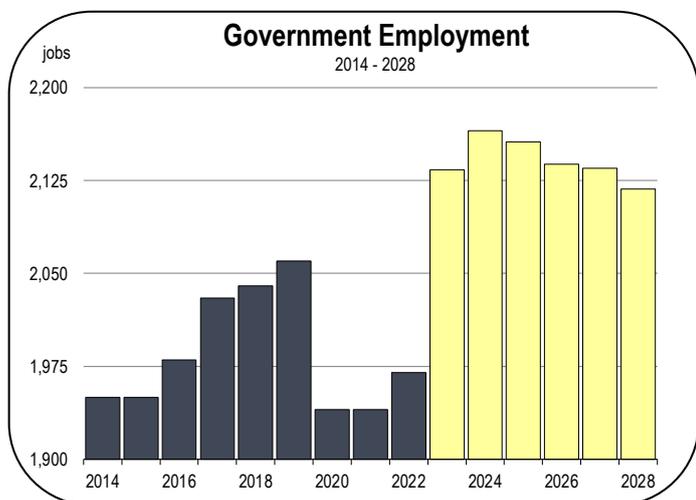


Tenaya Lodge



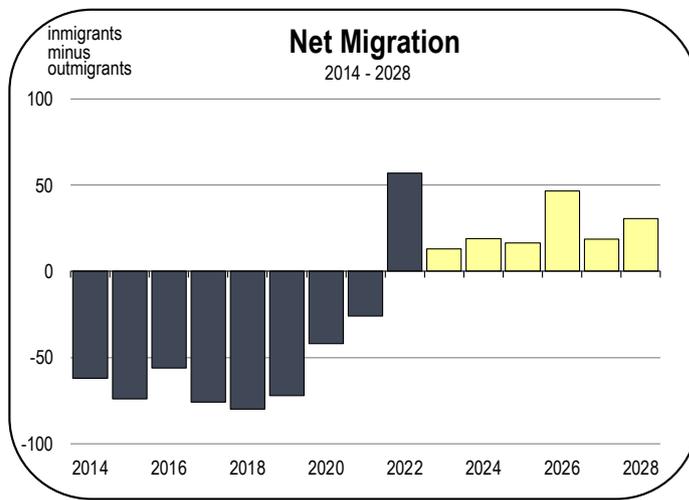
Bridalveil Falls

# Mariposa County Economic Forecast



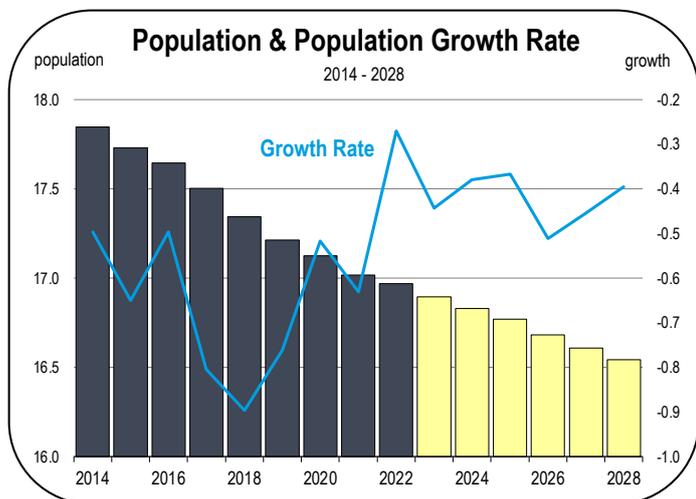
## Government Employment

- The government or public sector labor market accounts for 38 percent of total employment in the County and is the largest labor market.
- Government agencies added 30 jobs in 2022 representing 1.5 percent employment growth.
- Public sector employment is expanding in 2023 and on pace to add 350 jobs, representing growth of 8.3 percent. About half of this expansion is the restoration of pandemic impacted jobs.
- Employment growth will continue into 2024 with 30 new jobs expected. However, job consolidation during the 2025-2028 forecast period is expected. The -0.5 percent decline will result in approximately 50 fewer positions. The decline will occur in the state and local sector, and likely within education.



## Population Growth

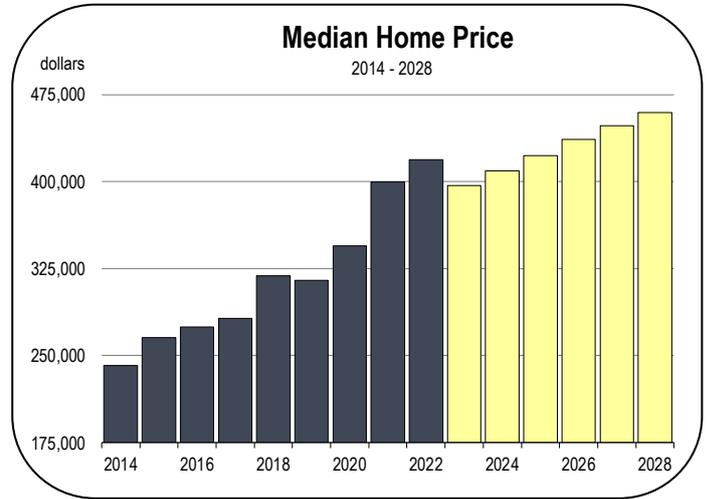
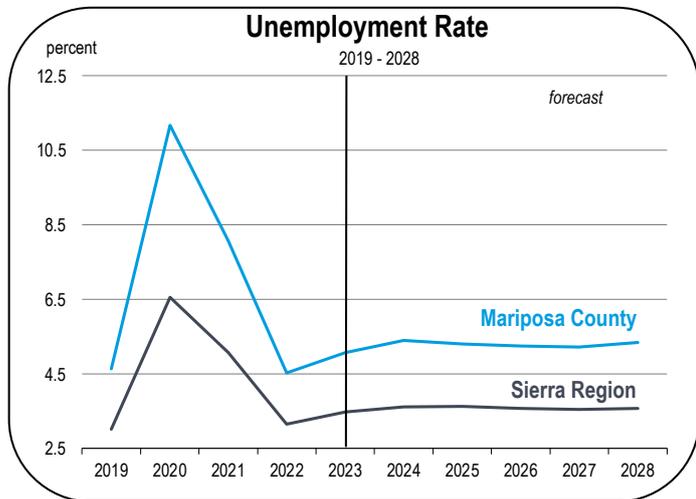
- The Mariposa County population has declined steadily since 2009.
- Mariposa County's population is much older than the statewide average. As of 2023, more than 15 percent of Mariposa County's population was age 75 or older, compared to just 8 percent of California's population.
- Because Mariposa County has a high share of older residents, the number of deaths exceeds the number of births, a trend persisting since the 1990s.
- Over the forecast period, the negative natural population rate will more than offset positive net in-migration, resulting in a population that continues to contract indefinitely.
- The population declined at an average annual rate of 0.7 percent over the last six years and is expected to decline by 0.4 percent annually over the next six years.



## Unemployment and Inflation Rates

- The unemployment rate in Mariposa County averaged 4.5 percent in 2022.
- An unemployment rate below 6.0 percent signifies a fully employed labor force in Mariposa County. The unemployment rate is expected to average 5.1 percent in 2023 and 5.4 percent in 2024.
- Inflation in California, including the Sierra Region, soared to 7.4 percent in 2022, but is expected to decelerate in 2023 to 3.8 percent due largely to declining energy costs, the restoration of supply chains, and stagnant housing costs.

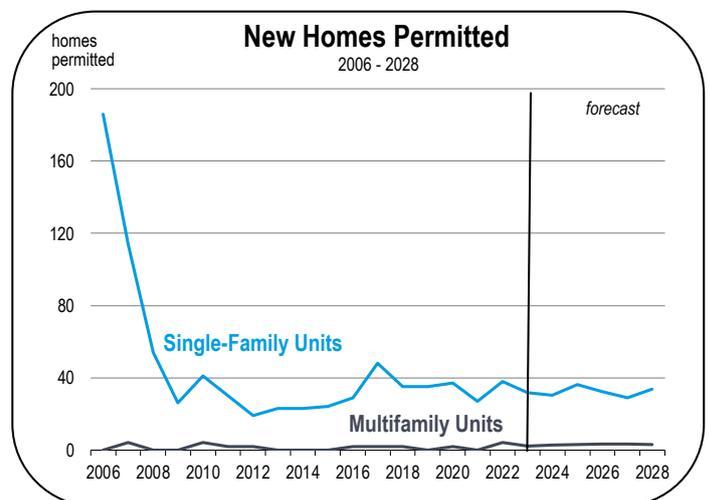
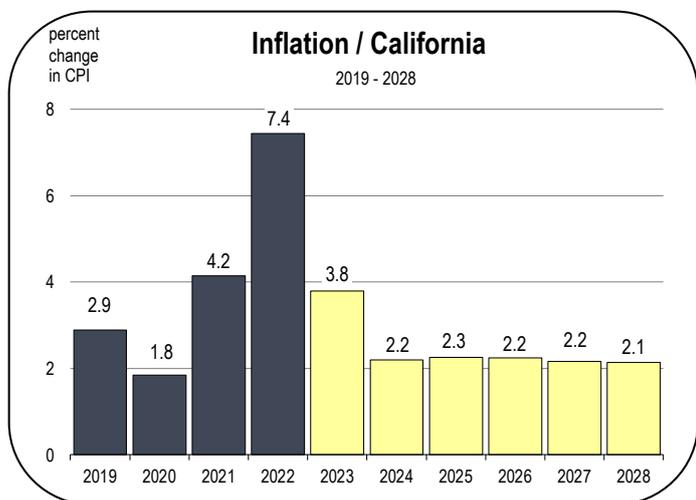
# Mariposa County Economic Forecast



- Ultimately, inflation reduces the purchasing power of households and negatively impacts consumer confidence, limiting the growth potential of the economy in 2023.
- The rate is forecast to continuously decelerate over the forecast period as the labor force is restored, interest rates subside, and wage inflation is contained.
- A risk to the forecast is whether Congressional spending will subside. During 2021 and 2022, this was a principal contributor to the surge of inflation nation-wide. Another risk is whether the economic slowdown will moderate the demand for labor, leading to lower wage inflation.
- Average general inflation rates eventually decline to 3 percent again by 2024.

## Home Prices and New Housing Production

- In 2022 the median home price in Mariposa County was \$419,000, an increase of 4.9 percent over the value in 2021.
- The median price is expected to decrease 5.3 percent in 2023.
- Price appreciation of 3.3 percent is forecast for 2024, bringing the median home price up to \$409,500. The average annual home value appreciation rate between 2024-2028 is forecast to be 3.0 percent.
- From 2017 to 2022, an average of 38 new homes were started per year. Virtually all were single-family homes.
- Housing production is expected to average 35 homes per year from 2023 to 2028. Nearly all will be single-family custom detached homes.



# Mariposa County Economic Forecast

## New Development in Mariposa County

### Brown Bear Hotel and Conference Center

- The original project was approved in 2019, but the applicant has made changes to the project to reduce traffic impacts.
- The amended project proposes construction of sleeping accommodations for 5 to 6 individuals in 50 separate buildings. The cabins would accommodate up to 300 guests. The remaining components of the project, i.e. lobby/lounge, restaurant, conference center, and fitness center, would be located in a single structure. The project is still under review.
- The multi-family residential project located adjacent to the hotel/conference center to the east, will consist of 3-story multi-family housing buildings targeting living wage renters containing 96 residential units with parking.



Work begins at Brown Bear Resort Site

# Mariposa County Economic Forecast

## Economic Indicators

## 2015-2022 History, 2023-2050 Forecast

	Population (people)	Households (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (millions)	Taxable Retail Sales (millions)	Total Taxable Sales (millions)	Real Industrial Production (millions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (millions)	Inflation Rate (percent)
2015	17,732	7.9	-74	24	28.5	\$777	\$75	\$197	\$54	\$56,039	7.3	\$54	1.4
2016	17,644	8.0	-56	31	28.8	\$830	\$149	\$201	\$46	\$58,795	6.9	\$53	2.3
2017	17,502	8.0	-76	50	28.3	\$864	\$161	\$210	\$55	\$59,969	6.0	\$52	3.0
2018	17,345	8.0	-80	37	28.3	\$895	\$160	\$202	\$57	\$60,410	5.4	\$46	3.7
2019	17,213	8.0	-72	35	29.0	\$930	\$169	\$219	\$63	\$61,507	4.6	\$43	2.9
2020	17,124	7.4	-42	39	28.5	\$994	\$128	\$172	\$57	\$64,848	11.2	\$41	1.8
2021	17,016	7.5	-26	27	29.1	\$1,054	\$165	\$225	\$44	\$66,477	8.1	\$37	4.2
2022	16,970	7.5	57	42	28.0	\$1,089	\$187	\$257	\$44	\$64,148	4.5	\$34	7.4
2023	16,895	7.5	13	34	28.8	\$1,151	\$183	\$249	\$49	\$65,413	5.1	\$32	3.8
2024	16,831	7.6	19	33	29.2	\$1,200	\$181	\$247	\$50	\$66,504	5.4	\$31	2.2
2025	16,769	7.6	17	39	29.3	\$1,240	\$191	\$260	\$52	\$67,459	5.3	\$30	2.3
2026	16,683	7.6	47	36	29.3	\$1,276	\$202	\$276	\$51	\$68,110	5.3	\$29	2.2
2027	16,607	7.7	19	32	29.4	\$1,312	\$212	\$288	\$53	\$68,843	5.2	\$28	2.2
2028	16,542	7.7	31	37	29.4	\$1,345	\$223	\$304	\$52	\$69,347	5.3	\$27	2.1
2029	16,487	7.7	44	34	29.4	\$1,378	\$233	\$317	\$52	\$69,857	5.4	\$26	2.2
2030	16,429	7.8	41	32	29.4	\$1,412	\$243	\$330	\$52	\$70,292	5.4	\$26	2.2
2031	16,371	7.8	45	24	29.5	\$1,445	\$253	\$343	\$51	\$70,694	5.4	\$25	2.3
2032	16,315	7.8	49	29	29.5	\$1,479	\$262	\$356	\$50	\$70,948	5.3	\$25	2.3
2033	16,245	7.8	36	35	29.5	\$1,509	\$271	\$368	\$50	\$71,346	5.4	\$25	2.4
2034	16,172	7.9	35	33	29.5	\$1,543	\$280	\$379	\$49	\$71,774	5.5	\$25	2.4
2035	16,099	7.9	36	34	29.5	\$1,578	\$288	\$391	\$49	\$72,164	5.6	\$24	2.5
2036	16,019	7.9	29	27	29.5	\$1,618	\$296	\$401	\$49	\$72,456	5.6	\$24	2.5
2037	15,935	7.9	28	25	29.5	\$1,658	\$304	\$412	\$49	\$72,714	5.7	\$24	2.6
2038	15,848	8.0	28	24	29.4	\$1,699	\$311	\$422	\$49	\$73,081	5.8	\$24	2.6
2039	15,759	8.0	26	23	29.4	\$1,742	\$319	\$432	\$49	\$73,353	5.8	\$24	2.7
2040	15,686	8.0	42	28	29.3	\$1,786	\$327	\$443	\$49	\$73,636	5.9	\$24	2.7
2041	15,610	8.0	40	25	29.3	\$1,826	\$334	\$453	\$48	\$74,058	6.0	\$24	2.8
2042	15,534	8.0	41	24	29.2	\$1,868	\$344	\$466	\$48	\$74,547	5.8	\$24	2.8
2043	15,462	8.1	44	26	29.2	\$1,910	\$354	\$479	\$48	\$75,074	5.9	\$24	2.9
2044	15,392	8.1	45	28	29.2	\$1,951	\$365	\$494	\$48	\$75,670	5.9	\$24	2.9
2045	15,321	8.1	43	25	29.1	\$1,995	\$376	\$509	\$48	\$76,273	5.9	\$24	3.0
2046	15,256	8.1	48	31	29.1	\$2,039	\$387	\$524	\$48	\$76,770	6.0	\$24	3.1
2047	15,186	8.1	42	25	29.1	\$2,084	\$399	\$540	\$47	\$77,124	6.0	\$24	3.1
2048	15,121	8.2	46	29	29.0	\$2,131	\$410	\$555	\$47	\$77,423	6.0	\$24	3.2
2049	15,061	8.2	49	32	29.0	\$2,177	\$424	\$573	\$47	\$77,842	6.0	\$24	3.2
2050	14,999	8.2	46	28	28.9	\$2,224	\$437	\$592	\$47	\$78,230	6.0	\$24	3.3

## Employment Sectors

## 2015-2022 History, 2023-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	5,480	20	160	100	40	350	0	130	0	390	2,100	1,950
2016	5,240	21	150	100	30	380	0	130	0	420	1,770	1,980
2017	5,400	22	170	90	50	400	0	140	0	450	1,800	2,030
2018	5,490	26	180	80	50	420	0	160	0	470	1,800	2,040
2019	5,600	23	200	90	40	400	0	200	0	468	1,840	2,060
2020	4,940	23	190	80	40	350	0	210	0	485	1,380	1,940
2021	5,040	24	220	90	40	350	0	180	0	498	1,450	1,940
2022	5,450	28	200	100	40	350	0	180	0	487	1,770	1,970
2023	5,680	30	201	103	49	356	0	175	0	480	1,855	2,134
2024	5,760	31	200	104	49	355	0	182	0	504	1,876	2,165
2025	5,790	32	204	105	50	359	0	189	0	514	1,878	2,156
2026	5,780	32	203	106	48	363	0	191	0	517	1,885	2,138
2027	5,780	32	200	107	50	365	0	198	0	504	1,893	2,135
2028	5,740	32	203	107	49	368	0	199	0	494	1,872	2,118
2029	5,700	31	202	107	48	370	0	198	0	494	1,859	2,098
2030	5,670	31	200	107	47	372	0	198	0	489	1,855	2,077
2031	5,640	31	195	108	46	373	0	192	0	491	1,852	2,055
2032	5,600	30	198	108	45	374	0	187	0	489	1,846	2,032
2033	5,580	30	202	108	45	375	0	183	0	487	1,842	2,010
2034	5,560	30	202	108	45	375	0	178	0	486	1,837	2,007
2035	5,550	30	204	108	45	376	0	174	0	482	1,832	2,004
2036	5,540	30	198	108	46	376	0	170	0	479	1,836	2,002
2037	5,530	29	196	108	46	375	0	168	0	477	1,841	2,001
2038	5,540	29	195	108	46	375	0	165	0	478	1,848	2,001
2039	5,530	29	194	108	46	374	0	163	0	480	1,843	2,002
2040	5,540	29	198	109	45	374	0	158	0	481	1,851	2,003
2041	5,540	29	196	109	46	374	0	154	0	484	1,858	2,004
2042	5,550	29	195	109	46	374	0	151	0	484	1,865	2,006
2043	5,560	29	197	109	46	375	0	149	0	484	1,873	2,007
2044	5,570	29	199	109	46	377	0	146	0	484	1,881	2,008
2045	5,580	29	197	109	46	378	0	144	0	484	1,898	2,009
2046	5,590	29	201	109	46	379	0	139	0	484	1,904	2,010
2047	5,580	29	198	109	46	380	0	134	0	484	1,900	2,010
2048	5,580	29	201	109	46	381	0	128	0	484	1,897	2,011
2049	5,580	29	204	109	46	383	0	123	0	484	1,904	2,011
2050	5,580	29	202	109	46	384	0	118	0	484	1,911	2,011

# Mariposa County Economic Forecast

## Socioeconomic Indicators

